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Offers Over

£270,000

3 (Flat 2) Chessels Court

Canongate | Edinburgh | EH8 8AD

This impressive first-floor flat forms part of a historic A-Listed building dating from the 1740s, quietly tucked away within a charming courtyard setting, just off the Canongate in the very heart of Edinburgh's historic Old Town.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  Permit Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

Remarkably generous in proportion, the property is flooded with natural light and retains an outstanding wealth of original character and charm, with a superb array of ornate period features throughout. Block 3 comprises of just four flats, with only one property occupying each floor, creating an appealing sense of privacy. The entrance door opens into a delightful, light-filled hallway with front-facing window, excellent storage and access to all rooms. The impressive reception room forms the heart of this fine home. Exceptionally spacious and enjoying a desirable south-facing aspect with a pleasant leafy outlook to the rear, it features a wonderful array of original details including a striking fireplace with decorative mirror surround, traditional Edinburgh press, cornice work and high ceilings. The separate kitchen is fitted with a range of wall and base units, integrated electric hob, oven and extractor hood, together with a useful fitted storage cupboard. A further original fireplace with an impressive, intricately detailed decorative wall feature provides a distinctive focal point. The generously proportioned west-facing double bedroom benefits from twin side-facing windows and features a beautiful ornate central mirror surround. A small walk-in wardrobe, complete with front-facing window, is accessed directly from the bedroom and was historically used as a 'prayer room', adding an intriguing element to the property's history. Completing the accommodation is a partially tiled bathroom comprising a white three-piece suite with electric shower over the bath. Further benefits include a secure door entry system, gas central heating and traditional sash and case windows with secondary glazing.



Combining exceptional proportions, outstanding period detailing and a wonderfully peaceful courtyard setting within the enviable Old Town, this distinctive property presents a rare opportunity to acquire a home of genuine character and charm in one of Edinburgh's most atmospheric settings.

Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in electric hob, oven and hood.

Gardens and parking

The beautifully maintained leafy courtyard, cared for by the Chessels Court Residents' Association, provides a peaceful and tranquil green with established borders. Permit parking is available within the vicinity.

Viewing

By appointment through Neilsons on 0131 625 2222.





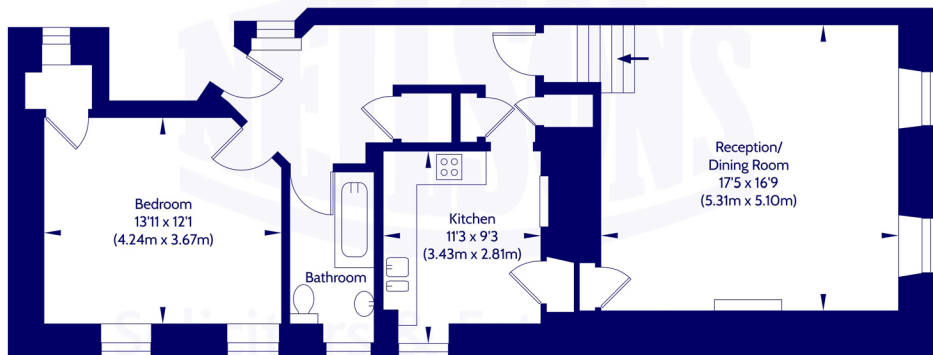
Location

Chessels Court is quietly positioned off the Canongate, with further access available from Boyd's Entry (off St Mary's Street). Lying in the heart of the Old Town, a UNESCO World Heritage Site boasting a wealth of charm and character and offers all the benefits of city centre living. Within the immediate vicinity there are first-class amenities to meet day-to-day needs including a wide range of shops, banks, supermarkets, cinemas, theatres, restaurants and bars. A number of major tourist attractions including Canongate Kirk, Holyrood Park and Arthur's Seat, Holyrood Palace, Scottish Parliament, Dynamic Earth, Edinburgh Castle and the summit of Calton Hill are all close by. Regular bus services provide excellent links throughout the city and Edinburgh Waverley Station and the tram system are both a short walk away for access across Edinburgh and to Edinburgh International Airport. The City Bypass is also readily accessible for access to the Scottish motorway network.



Approx. Gross Internal Floor Area 78 Sq M / 836 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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